

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the second day of November 2005, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Vice-Chair
John Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Melvin Szymanski, Member

EXCUSED: Steven Socha, Member

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
John Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

November 2, 2005

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held November 2, 2005. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:31PM. Motion was made by Lawrence Korzeniewski to approve the minutes from the October 19, 2005 Planning Board Meeting. Motion was seconded by Michael Myszka and unanimously carried.

COMMUNICATIONS:

ACTION ITEMS -

INFORMAL PRESENTATION - FERRY BUILDERS, THE ANTONICELLI PROPERTY ON THE NORTH SIDE OF BROADWAY JUST EAST OF THE VILLAGE LINE. PROPOSING A SERIES OF FOUR APARTMENT BUILDINGS CONSISTING OF APPROXIMATELY 16 UNITS.

Mark Sutton, Dean & Sutton Architects provided the Planning Board with an informal presentation of the proposed project on the 15-acre parcel located on the north side of Broadway, east of the Village line. This project lies south of Plumb Bottom Creek that cuts through this property. The project consists of four condominium buildings with four units in each building. Each unit would be approximately 1,000 sq.ft. with a basement and an attached garage. The units would be owner-occupied with a homeowners association. Mr. Sutton stated that the cost of these units would start at about \$140,000. Mr. Ferry told the Planning Board that there is a demand for this type of housing within walking distance of the village. The property is currently zoned RCO and will need to be rezoned to MFR-3. Mr. Sutton told the Planning Board that none of the buildings encroach into the floodplain. He also stated that a wetlands delineation will need to be done. The Planning Board had concerns with the northernmost building and its proximity to the creek.

There was some discussion regarding how much fill was dumped in this area over the years, and how much fill extended into the floodway. Since this dumping may have been illegal, it may have to be removed. It is unknown as to what was dumped there and if it was toxic. The Planning Board also noted that rezoning this property could be considered spot zoning since the closest MFR-3 zoning is 300 feet east of this project on the other side of Broadway, although that might be offset by the Master Plan which calls for concentrating greater residential density along Broadway near the village line. After a brief discussion, Chair Keysa polled the Planning Board as to whether they would be in favor of this project if the northernmost building was eliminated leaving only three buildings. The majority of the Planning Board was in favor of the project with three owner-occupied buildings. Member Anderson was non-committal. Chair Keysa asked Mr. Sutton if there were any plans for the area of this parcel north of the creek. Mr. Sutton stated that the portion of the parcel that lies north of the creek is entirely landlocked with no access, and there are no plans at this time.

OTHER MATTERS -

Town Engineer Robert Labenski provided Chair Keysa with a copy of a school district map showing the new tentative boundary between Lancaster Central School District and Iroquois School District in Windsor Ridge South subdivision. Chair Keysa asked that the Town Engineer provide a memo to the Planning Board with black & white copies of the map for the Planning Board members.

At 8:15 PM Lawrence Korzeniewski made a motion to adjourn the meeting. Motion seconded by Melvin Szymanski and unanimously carried.

